



The Corporation of the Town of Orangeville

By-law Number

**A By-law to amend Zoning By-law No. 22-90 as amended,
with respect to Plan 138, Block 10, Part of Lots 5 & 7, municipally
known as 11A York Street
Brenda and Terry Giles, File No. OPZ-2023-01**

Whereas the Council of the Corporation of the Town of Orangeville is empowered to pass By-laws to permit the use of land pursuant to Sections 34 and 36 of the Planning Act, RSO 1990, as amended;

And whereas Council considers it desirable to pass a By-law to amend Zoning By-law No. 22-90, as amended, to permit the use of Plan 138, Block 10, Part of Lots 5 & 7, municipally known as 11A York Street for a 12-unit townhouse development on this property.

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That Schedule "A", Map C5 to Zoning By-law No. 22-90, as amended, is hereby further amended by rezoning the lands from "R2" to "R5(H)-SP24.241" as shown on Schedule "A" attached to this By-law.
2. That Schedule "A" of Zoning By-law 22-90 be further amended so that the flood prone area surrounding Mill Creek, applying to the southern area of the lands, be amended from "R2" to "OS2" as shown in Schedule "A" to this By-law.
3. That Section 24 of Zoning By-law No. 22-90, as amended, is hereby further amended by adding a new Section 24.241 as follows:

"24.241 Notwithstanding the provisions of Sections 12.2, the following provisions shall apply to the lands zoned as Residential Fifth Density (R5) Zone, Special Provision 24.221:

- | | |
|--------------------|----------------------|
| 1) Maximum Units | 12 units |
| 2) Maximum Density | 41 units per hectare |

Regulations for Townhouse Dwellings having frontage to Individual Dwelling Units from a Private Street (measurements taken from the Private Street):

- | | |
|---------------------------------|-------------------------------------|
| 1) Lot Area (minimum) | 110 square metres per dwelling unit |
| 2) Lot Frontage (minimum) | 6.0 metres per dwelling unit |
| 3) Front yard (minimum) | 4.5 metres |
| 4) Exterior Side yard (minimum) | 1.5 metres |
| 5) Interior Side yard (minimum) | 1.5 metres |
| 6) Rear Yard (minimum) | 5.5 metres |
| 7) Building Height (maximum) | 9.2 metres |
| 8) Ground floor area (minimum) | 45 square metres |

Notwithstanding Section 5.2, no accessory building or structure over 2.1 metres in height will be permitted within the rear yard.

Notwithstanding Section 5.22, no encroachments of decks, balconies, stairs, or porches will be permitted within the minimum rear yard.

Holding Symbol

The Holding Symbol (H) shall only be removed from all or a portion of the lands when the Town is satisfied that:

- 1) there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be;
- 2) a satisfactory Construction Management Plan has been submitted to the satisfaction of the Town; and
- 3) To ensure future development design features will be sympathetic to surrounding heritage attributes, and implements recommendations set out in a satisfactory heritage impact assessment, the owner shall submit an application for site plan approval that addresses the following design features to the satisfaction of the Town:
 - a. Use of traditional building materials which generally match those exhibited in surrounding heritage buildings.

- b. Inclusion of distinctive architectural features that are similar to features exhibited in the surrounding neighbourhood.

Passed in open Council this 9th day of June, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk



The Corporation of The Town of Orangeville
 Schedule 'A' Town of Orangeville Zoning By-law 22-90



Schedule "A" to by-law _____

Passed the ____ day of _____

 Mayor

 Clerk



Lands to be re-zoned from R2 to R5(H)-SP 24.241



Lands to be re-zoned from R2 to Open Space Conservation (OS2)

Zoning Map No. C5
 This is a reference map only